

## CARY COMMUNITY PLAN CONFORMANCE AND ANALYSIS

The 2040 Cary Community Plan is the comprehensive plan for the Town of Cary, adopted on January 24, 2017. (Please visit [www.townofcary.org](http://www.townofcary.org) to view the plan in its entirety.) The purpose of this report section is to identify policies and elements of the Community Plan that are relevant to a rezoning case, and provide an analysis of the extent a proposed rezoning request conforms to these policies and recommendations.

| POLICIES   | POLICIES APPLICABLE TO THIS CASE<br>18-REZ-13 |
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| <b>LIVE Policies</b>   |   |
| Policy 1: Maintain Neighborhood Character  |   |
| Policy 2: Provide More Housing Choices for All Residents   | ✓   |
| Policy 3: Provide for More Housing Options in New Neighborhoods  | ✓   |
| Policy 4: Provide the Greatest Variety of Housing Options in Mixed Use Centers   |   |
| Policy 5: Support Residential Development on Infill and Redevelopment Sites  |   |
| Policy 6: Encourage and Support the Provision of Affordable Dwellings  | ✓   |
| <b>WORK Policies</b>   |   |
| Policy 1: Grow A Sustainable and Diversifying Workforce  | ✓   |
| Policy 2: Enhance Locational Appeal to Businesses and Workers  |   |
| Policy 3: Retain and Grow Existing Cary Businesses   |   |
| Policy 4: Diversify Cary's Economy   |   |
| Policy 5: Attract New, High Value Businesses   |   |
| Policy 6: Attract and Nurture Small Businesses   |   |
| Policy 7: Ensure the Economic Growth and Vitality of Downtown  |   |
| Policy 8: Support the Locational Needs of New and Expanding Firms  |   |
| Policy 9: Promote High Quality Education   |   |
| Policy 10: Reserve and Provide Employment Sites in Selected Commercial Mixed Use and Destination Centers                 |   |
| Policy 11: Reserve and Provide Employment Sites in Traditional Office Parks  |   |
| Policy 12: Transform Selected Office Parks into Employment Mixed Use Campuses  |   |
| <b>SHOP Policies</b>   |   |
| Policy 1: Facilitate Redevelopment of Underperforming Commercial Centers   |   |
| Policy 2: Focus Commercial Uses within Commercial Mixed Use Centers, Destination Centers, Downtown, and Shopping Centers |   |
| Policy 3: Support the Development of a Limited Number of Destination Centers   |   |
| <b>ENGAGE Policies</b>   |   |
| PRCR Plan Goal 1 - Maintain a diverse and balanced park and open space system as the Town of Cary grows.                 | ✓   |

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| PRCR Plan Goal 2 - Provide Cary citizens with a highly functional, safe, well-maintained greenway network that provides recreation, transportation, and education opportunities and wildlife benefits.   | ✓ |
| PRCR Plan Goal 3 - Provide a mix of recreation and cultural arts programs responsive to a growing and diverse population.  |   |
| PRCR Plan Goal 4 - Enhance program planning and market analysis efforts to more strategically deliver services.  |   |
| PRCR Plan Goal 5 - Provide an equitable distribution of public indoors recreation spaces in Cary that is sustainable.  |   |
| PRCR Plan Goal 6 - Maintain quality cultural arts facilities that celebrate Cary's history and diversity.  |   |
| PRCR Plan Goal 7 - Manage the Town's competitive Sports Venues so they are financially sustainable, continue to attract regional and national events, and are considered an asset by all citizens.   |   |
| PRCR Plan Goal 8 - Expand special use facilities in response to community needs, trends, and funding and partnership opportunities.  |   |
| PRCR Plan Goal 9: Incorporate best management and planning practices to ensure quality services and efficient use of resources.  | ✓ |
| <b>Cary Public Art Vision:</b> Promote public art through site-specific and community-specific artworks that enhance the public realm, deepen a sense of place and civic identity, stimulate community dialogue and transform Cary's public spaces into vibrant and meaningful places. |   |
| HPMP Goal 1: Establish Fair and Effective Processes and Policies For Preservation  |   |
| HPMP Goal 2: Preserve, Protect and Maintain Cary's Historic Resources  |   |
| HPMP Goal 3: Preserve Historic Contexts  |   |
| HPMP Goal 4: Raise Awareness of Historic Preservation  |   |
| HPMP Goal 5: Document, Preserve and Share Cary's Culture & Heritage  |   |
| <b>SHAPE Policies</b>  |   |
| Policy 1: Distribute Shopping Centers, Commercial Mixed Use Centers, and Destination Centers Across Town   |   |
| Policy 2: Focus the Most Intense Types of Development in Strategic Locations   |   |
| Policy 3: Encourage Mixed Use Development  |   |
| Policy 4: Support and Facilitate Redevelopment and Infill Development  |   |
| Policy 5: Support the Revitalization of Targeted Redevelopment Corridors   |   |
| Policy 6: Provide Appropriate Transitions Between Land Uses  | ✓ |
| Policy 7: Provide Opportunities for a Limited Set of Non-Residential Uses Outside of Commercial Centers  |   |
| Policy 8: Preserve and Maintain Cary's Attractive Appearance and Quality of Development  |   |
| Future Growth Framework [Map] and Development Category (plan pages 93-108)   | ✓ |
| <b>Eastern Cary Gateway Special Planning Area Policies</b>   |   |
| Policy 1: Foster Development of a Compact Mixed Use, and High Density Destination Center   |   |
| Policy 2: Improve the Visual Experience of Gateway Corridors   |   |

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| Policy 3: Require Connectivity and Accessibility Within and Between Developments  |   |
| Policy 4: Partner with the City of Raleigh on Joint Planning Initiatives Supportive of Eastern Cary Gateway and the Larger Area                   |   |
| Future Growth Framework [Map] for Eastern Cary Gateway SPA (plan pages 124-132)   |   |
| <b>Downtown Special Planning Area Policies</b>  |   |
| Policy 1: Foster Downtown's Authentic Character   |   |
| Policy 2: Encourage All Downtown Subareas to Share a Common Identity  |   |
| Policy 3: Foster the Development of Connected and Cohesive Downtown Subareas  |   |
| Policy 4: Balance Transportation Investments to Support Accessibility of All Modes  |   |
| Policy 5: Encourage Downtown Reinvestment and Redevelopment   |   |
| Policy 6: Support a Range of Uses in Downtown   |   |
| East Chatham Gateway Subarea recommendations (plan pages 149-143)   |   |
| North Academy Subarea recommendations (plan pages 154-158)  |   |
| Central Chatham Subarea recommendations (plan pages 159-163)  |   |
| South Academy Subarea recommendations (plan pages 164-168)  |   |
| West Chatham Gateway Subarea recommendations (plan pages 169-173)   |   |
| <b>Carpenter Special Planning Area Policies</b>   |   |
| Policy 1: Protect Historic Properties and Places  |   |
| Policy 2: Encourage Compatible Infill Development and Uses within the Carpenter Crossroads Area   |   |
| Policy 3: Design New Neighborhoods in the Southern Section of the Special Planning Area to Complement the Historic Context                        |   |
| Policy 4: Design New Neighborhoods in the Northern Section of the Special Planning Area that Complement the Historic Rural Character of Carpenter |   |
| Policy 5: Use Roadway and Streetscape Designs that Reinforce the Historic Character of Carpenter  |   |
| Future Growth Framework [Map] for Carpenter SPA (plan pages 187-192)  |   |
| <b>Green Level Special Planning Area Policies</b>   |   |
| Policy 1: Maintain Land Use Transition  |   |
| Policy 2: Respect Heritage and Open Space   |   |
| Policy 3: Require Suburban Amenities Along Roadways   |   |
| Policy 4: Support Development of a Signature Mixed Use Destination Center   |   |
| Future Growth Framework [Map] for Green Level SPA (plan pages 203-206)  |   |
| <b>MOVE Policies</b>  |   |
| Policy 1: Ensure Safety for All Users and Modes   | ✓ |
| Policy 2: Apply Multimodal Street Designs   | ✓ |
| Policy 3: Design Transportation Infrastructure to Address Land Use Context  | ✓ |

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| Policy 4: Focus Investments on Improving Connections and Closing Gaps  |   |
| Policy 5: Minimize Thoroughfare Widths   |   |
| Policy 6: Improve Pedestrian and Bicycle Crossings   |   |
| Policy 7: Target Transit Investments   |   |
| Policy 8: Ensure a Well-Maintained System  | ✓ |
| <b>SERVE Policies</b>  |   |
| Policy 1: Provide Services and Facilities for Current and Future Generations That Balance High Quality and Affordability |   |
| Policy 2: Provide Safe, Reliable Water and Wastewater Service  |   |
| Policy 3: Encourage Environmentally Responsible Stormwater Management  |   |
| Policy 4: Ensure Long-Term, Cost-Effective, and Environmentally-Responsible Disposal of Waste                            |   |
| Policy 5: Protect and Restore Open Space and the Natural Environment   |   |
| Policy 6: Improve Air Quality  |   |
| Policy 7: Improve Energy Efficiencies and Sustainable Energy Practices   |   |
| Policy 8: Integrate Concepts of Resiliency and Adaptation into Planning Practices  |   |
| Policy 9: Preserve and Protect the Urban Tree Canopy   |   |
| Policy 10: Support Local Food Systems  |   |
| Policy 11: Support Expansive and Cutting-Edge Information Technology Infrastructure                                      |   |
| Policy 12: Provide Exemplary and Timely Emergency Services   |   |